



MEMORANDUM

TO: Stuart Strong,
Assistant Director
Parks and Recreation Department

FROM: Adewale Odufuye, P.E.
Supervising Engineer
Engineering Services Division, Public Works Department

DATE: August 14, 2006

SUBJECT: Request for Use of Easement across Parkland
US HGWY 183: Springdale Rd. to MLK Blvd.
CIP No. 3960-227-7325

The Department of Public Works, on behalf of the Austin Water Utility, hereby requests the dedication of a permanent and temporary use of easements for the construction, operation and maintenance of a proposed 24" Waterline as part of a relocation project within TX DOT US HGWY 183 Roadway Widening and Reconstruction Project, CIP No. 3960-227-7325. Attached is the following documentation:

- General Location Map
- Overview Plan
- Tree Survey (Location Map)
- Tree Survey (Log)
- Field Notes

From these documents you will note that the permanent waterline easement contains a total of 0.212 acres and the temporary workspace easement of 0.092 acres which will be returned to the Parks and Recreation Department upon construction completion. Tree mitigation, as part of the site restoration process, will also be paid for or be included in the construction work.

Project consists of approximately 850 feet of 12-inch waterlines, 9000 feet of 16-inch waterline, 4600 feet of 24-inch waterlines, 1400 feet of steel encasement, 630 feet of 8-inch wastewater lines, and appurtenances and incidentals to construct the lines. All of these between Springdale Road and MLK Blvd limits

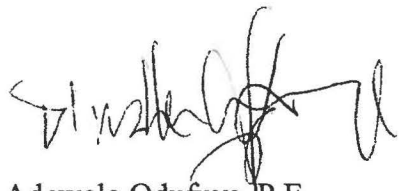
Public Works, as design consultant, in cooperation with the Austin Water Utility, the client department, have agreed that the proposed alignment is the most feasible and prudent alternative to crossing this parkland. All reasonable planning efforts have been taken to minimize harm to the area. All construction and site restoration for the project will be completed in accordance with the *Standard Specifications and Construction Standards* of the City of Austin. All construction and site restoration for that portion of the project within parkland will also be completed in accordance with PARD's *Construction in Parks Specifications*.

Mitigation will be processed by providing a water meter in the Parkland for a disc golf course that will be developed in the near future.

The disturbed area within the easement will be re-vegetated with native grass.

We would request that the necessary documentation be prepared for consideration of this request by the Parks and Recreation Board. If possible, we would appreciate the opportunity to make presentation to the Land and Facilities Committee and the Parks and Recreation Board in June.

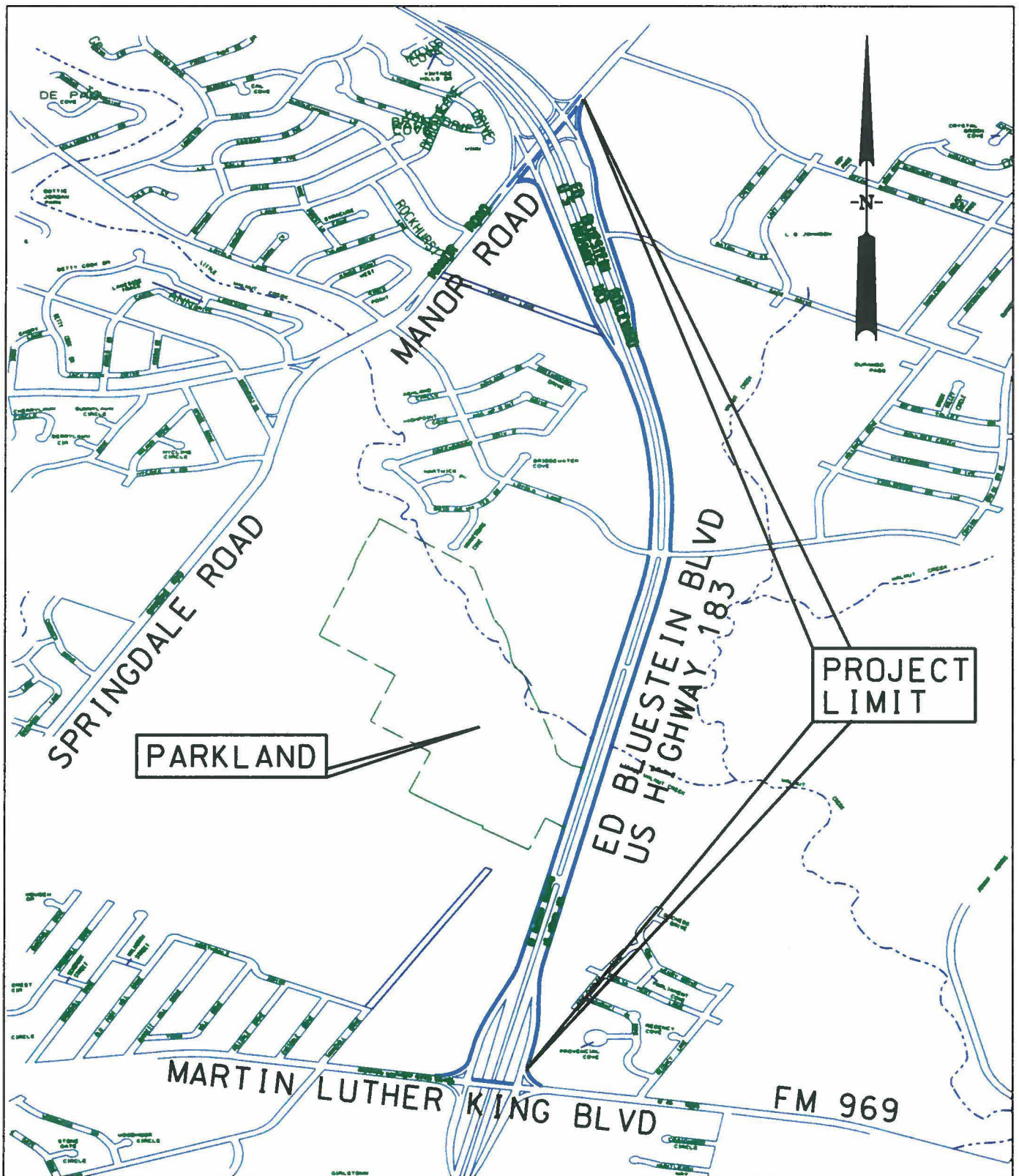
If you have any questions or need any additional information, please feel free to contact Giancarlo G. Patino of the Public Works Staff at 974-7003 or Jennifer Liu at 974-7159.



Adewale Odufuye, P.E.
Supervising Engineer / Project Manager
Engineering Services Division, Public Works Department

Bid - Nov '06
Const start - May '07

cc: Jennifer Liu, P.E.
Giancarlo Patino w/attachments
Junie Plummer w/attachments
Project File w/attachments



US HGWY 183 (Springdale to MLK)
24" WATERLINE
PARK LAND

TREE SURVEY

TAG NUMBER	DIAMETER (Inches)	DESCRIPTION
5451 / 5452	9"	ASH
5534	5" & 6"	TWIN OAK
5528	10"	WILLOW
5529	9"	WILLOW
5530	7"	WILLOW
5531	6"	WILLOW
5532	10"	WILLOW
5533	7"	ELM
5535	7"	ASH
5536	8"	ELM
5537	9"	CEDAR
5538	15"	ELM
5539	13"	ELM
5575	6"	ELM
5576	6"	OAK
5577	6"	CEDAR
5578	5" & 10"	TWIN CEDAR
5579	7"	ELM
5572	7"	ELM
5573	12"	ELM
5574	6"	ELM
5570	9"	ELM
5571	7"	ELM
5567	6"	HACKBERRY
5568	10"	ELM
5569	8"	OAK
5565	8"	OAK
5566	8"	OAK

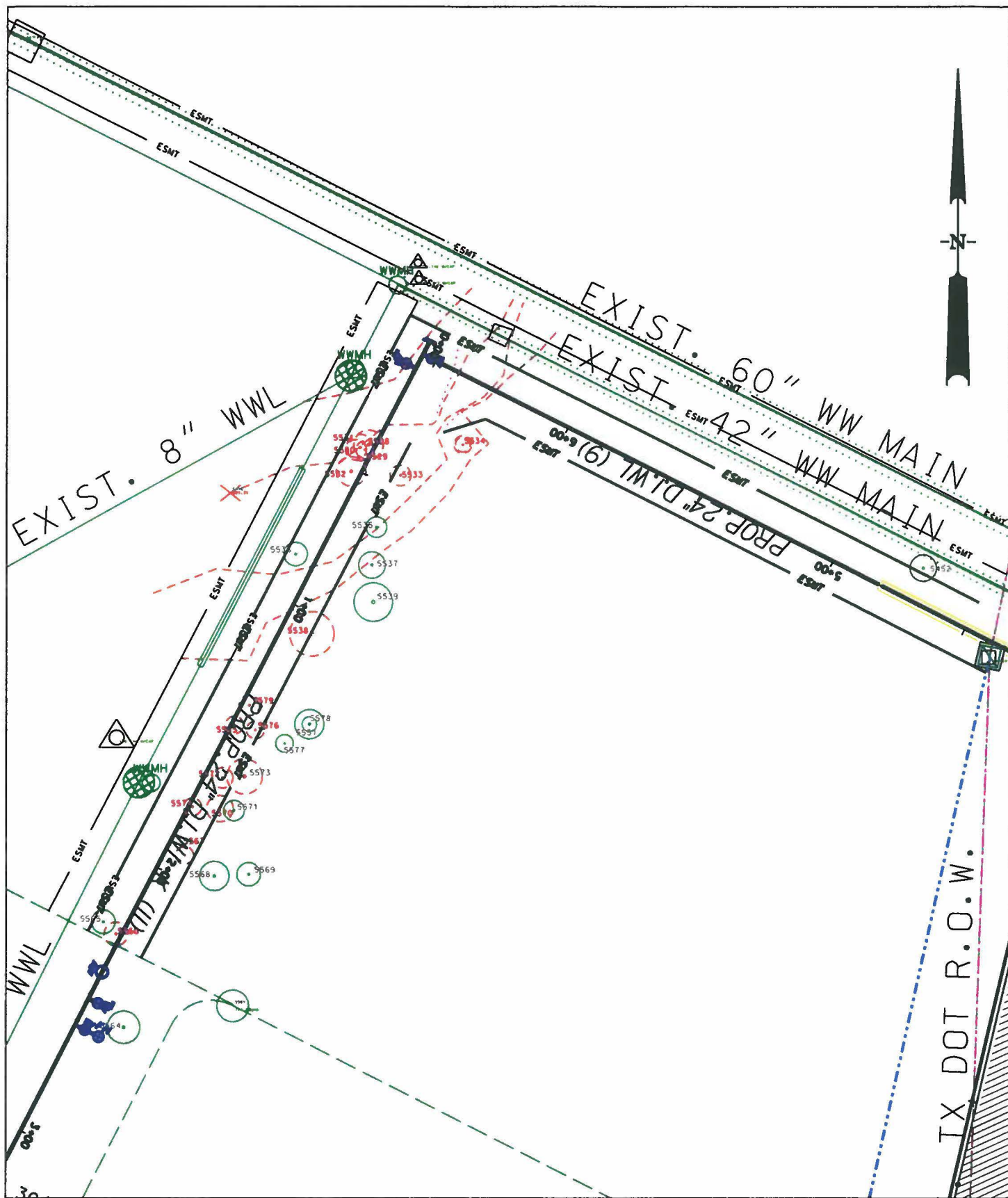


EXHIBIT "A"

FN3665

SAM, Inc. Job No. 25028-06

April 27, 2005

City of Austin
(Waterline Easement)
City of Austin

DESCRIPTION OF A 0.212 ACRE (9,221 SQ. FT.) TRACT OF LAND LOCATED IN THE J.C. TANNEHILL LEAGUE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 197.59 ACRE TRACT AS DESCRIBED IN A DEED TO THE CITY OF AUSTIN AND RECORDED IN DOC. NO. 2002178092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.Tx.), SAID 0.212 ACRE (9,221 SQ. FT.) TO BE USED AS A WATERLINE EASEMENT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a SAM Inc. plastic cap set in the east line of said 197.59 acre tract same being the existing west right-of-way line of U.S. Highway 183, said point being the most northerly northeast corner of the tract described herein and the **POINT OF BEGINNING**, said point having Texas Coordinate System, Central Zone, NAD 83, (Combined Scale Factor 1.00011) grid coordinates of N=10081439.78, E=3139174.26, from which point a Texas Department of Transportation (TxDOT) Type I monument found in the existing west right-of-way line of U.S. Highway 183 bears, N 11°34'35" E, a distance of 1,180.34 feet;

1) **THENCE** with the east line of said 197.59 acre tract, S 11°34'35" W, with the existing west right-of-way line of U.S. Highway 183, a distance of 19.38 feet to a TxDOT Type I monument found for an angle point, from which a ½-inch iron rod found for the most easterly southeast corner of said 197.59 acre tract and the northeast corner of a called 4.60 acre tract, Lot 1, Oriens Park Section Eight, recorded in Book 86, Page 193A-B of the Plat Records of Travis County, Texas (P.R.T.C.Tx.), and being described in a deed to Solo Star Realty, Inc., Tract VII, and recorded in Volume 12046, Page 1500, of the Real Property Records of Travis County, Texas (R.P.R.T.C.Tx.), bears S 02°04'17" W, a distance of 244.29 feet;

THENCE through the interior of said 197.59 acre tract, the following four (4) courses and distances numbered 2-5:

2) S 12°33'00" W, with the proposed west right-of-way line of U.S. Highway 183, a distance of 1.30 feet to a ½-inch iron rod with a SAM Inc. plastic cap set, said point being the most southerly northeast corner of the tract described herein, from which a ½-inch iron rod with a TxDOT aluminum cap found in the south line of said 197.59 acre tract and the north line of said 4.60 acre tract bears, S 12°33'00" W, a distance of 227.37 feet;

3) N 63°41'00" W, a distance of 178.48 feet to a ½-inch iron rod with a SAM Inc. plastic cap set,

4) S 72°03'38" W, a distance of 39.91 feet to a ½-inch iron rod with a SAM Inc. plastic cap set, and

5) S 27°03'07" W, a distance of 189.70 feet to a ½-inch iron rod with a SAM Inc. plastic cap set in the south line of said 197.59 acre tract and the north line of Rangoon Road, an 80 foot right-of-way width, as described in Oriens Park Section Seven and recorded in Volume 86, Page 192B-D, P.R.T.C.Tx., said point being the southeast corner of the tract described herein, from which a ½-inch iron rod found at an angle point in the south line of said 197.59 acre tract and the common north corner of said 4.60 acre tract and the northeasterly terminus of said Rangoon Road bears, S 62°56'53" E, a distance of 33.10 feet;

EXHIBIT "A"

FN3665

SAM, Inc. Job No. 25028-06

April 27, 2005

City of Austin
(Waterline Easement)
City of Austin

6) **THENCE** N 62°56'53" W, with the south line of said 197.59 acre tract and the north line of said Rangoon Road, a distance of 20.00 feet to a ½-inch iron rod with a SAM Inc. plastic cap set, being the southeast corner of a called 15 foot Sanitary Sewer Easement granted to the City of Austin and recorded in Volume 10728, Page 910, R.P.R.T.C.Tx., said point being the southwest corner of the tract described herein, from which a ½-inch iron rod found for an interior ell corner of said 197.59 acre tract and the northwesterly terminus of said Rangoon Road bears, N 62°56'53" W, a distance of 42.50 feet;

THENCE through the interior of said 197.59 acre tract, the following two (2) courses and distances numbered 7-8:

7) N 27°03'07" E, with the east line of said 15 foot Sanitary Sewer Easement, a distance of 237.30 feet to a ½-inch iron rod with a SAM Inc. plastic cap set in the southerly line of a 15 foot Sanitary Sewer Easement granted to the City of Austin and recorded in Volume 3224, Page 963 of the Deed Records of Travis County, Texas (D.R.T.C.Tx.), and

8) S 63°41'00" E, with the southerly line of said 15 foot Sanitary Sewer Easement, a distance of 221.22 feet to the **POINT OF BEGINNING** and containing 0.212 acre (9,221 sq. ft.) of land more or less.

All bearings are based on the Texas Coordinate System, Central Zone, NAD 83(93).

This description is accompanied by a separate plat; see "Sketch to Accompany Field Note No. 3665", Waterline Easement, attached hereto and made a part hereof.

THE STATE OF TEXAS}

}

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS }

That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 27th day of April, 2005 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735



Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas

Reference:

TCAD #: 02-1824-0101

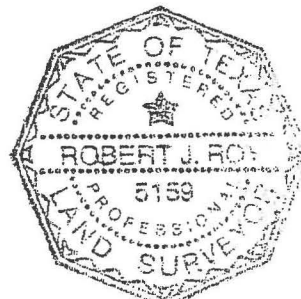
AUSTIN GRID: MN-24

FIELD NOTES REVIEWED

By JOHN MOORE Date 4-29-2005

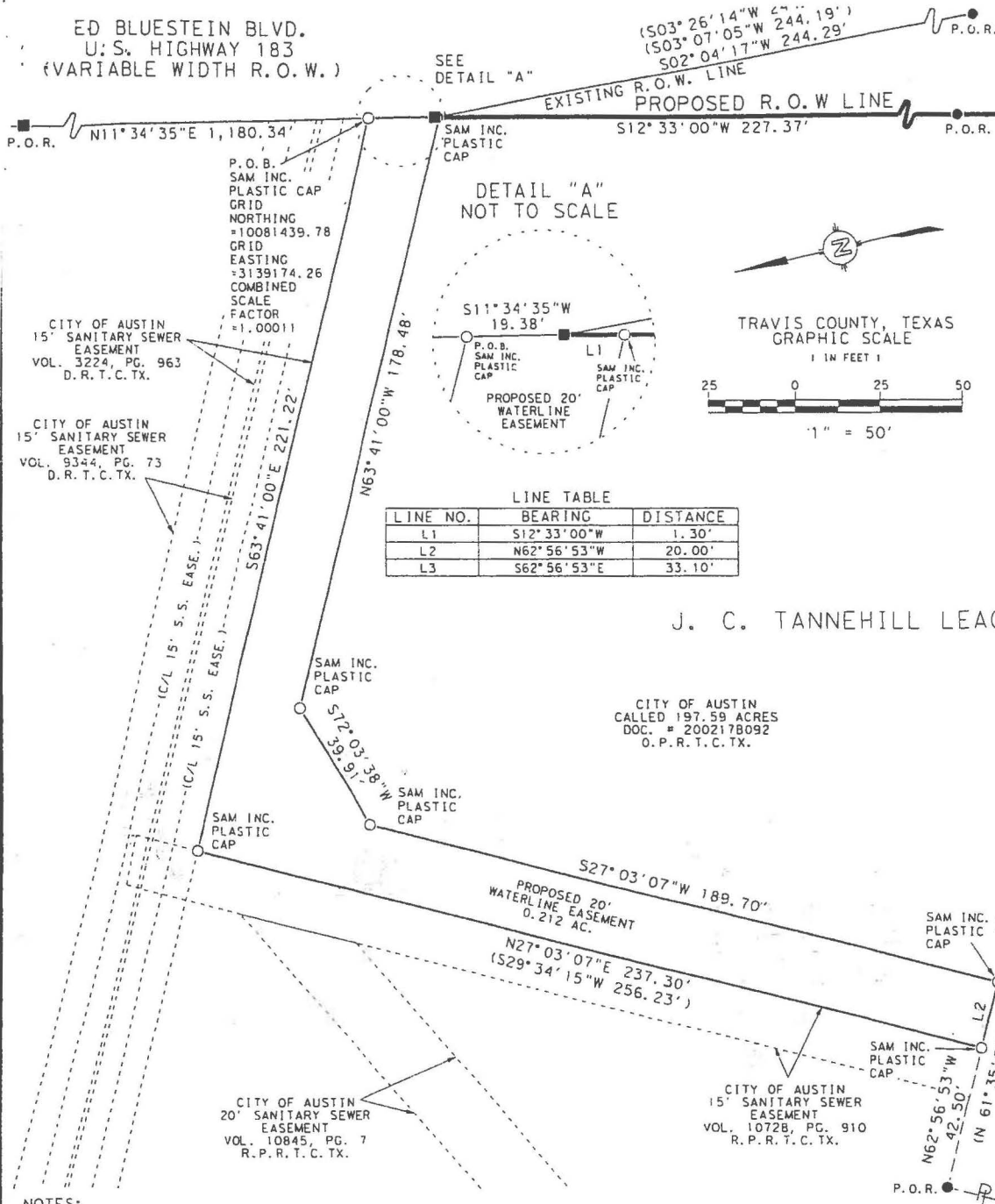
Engineering Support Section
Department of Public Works 2
and Transportation

FN 3665(trt)



25028-06

ED BLUESTEIN BLVD.
U.S. HIGHWAY 183
(VARIABLE WIDTH R.O.W.)



DETAIL "A"
NOT TO SCALE

LINE NO.	BEARING	DISTANCE
L1	S12°33'00"W	1.30'
L2	N62°56'53"W	20.00'
L3	S62°56'53"E	33.10'

J. C. TANNEHILL LEAGUE

CITY OF AUSTIN
CALLED 197.59 ACRES
DOC. # 200217B092
O.P.R.T.C.TX.

- TXDOT TYPE II MONUMENT SET
- TXDOT TYPE II MONUMENT FOUND
- TYPE I CONCRETE MONUMENT FOUND
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- 60 D NAIL FOUND UNLESS NOTED
- CALCULATED POINT
- DRILL HOLE IN CONCRETE FOUND
- PROPERTY LINE
- CENTER LINE
- RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.T. POINT OF TANGENCY
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS

LOT 1
ORIENS PARK SECTION EIGHT
CALLED 4.60 ACRES
BK. 86, PG. 193A AND 193B
P.R.T.C.TX.

SOLO STAR REALTY, INC.
TRACT VII
CALLED 4.598 ACRES
VOL. 12046, PG. 1500
R.P.R.T.C.TX.

RANGOON RD.
(80' R.O.W.)
ORIENS PARK SECTION SEVEN
VOL. 86, PG. 192B-D
P.R.T.C.TX.

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
 2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93) HARN, ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
 3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON A SAM INC. DESIGN SURVEY OF THIS PROPERTY.
 4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert J. Roy
ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

APRIL 27, 2005
DATE



PAGE 3 OF 3
REF. FIELD NOTE NO. 3665



5508 West Hwy 290
Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 325-3029

SKETCH TO ACCOMPANY
FIELD NOTE NO. 3665
WATERLINE EASEMENT
0.212 ACRE (922' 6.11' FT.)

BEGIN SESSION @ Tue Mar 29 16:05:04 2005

Rangoon-fn-trt

Points 2 to 55 deleted. 2222 points in workfile.

FROM ANGLE DIST NORTH

EAST TO

=====

***** START 10000.00000

5000.00000	1						
1	TRAV	S	11	34	35	W	19.38
4996.11093	2						9981.01423
2	TRAV	S	12	33	00	W	1.30
4995.82845	3						9979.74529
3	TRAV	N	63	41	00	W	178.48
4835.84657	4						10058.87117
4	TRAV	S	72	03	38	W	39.91
4797.87689	5						10046.57843
5	TRAV	S	27	03	07	W	189.70
4711.60169	6						9877.63264
6	TRAV	N	62	56	53	W	20.00
4693.78980	7						9886.72860
7	TRAV	N	27	03	07	E	237.30
4801.71339	8						10098.06669
8	TRAV	S	63	41	00	E	221.22
5000.00559	9						9999.99280

=====

LAT & DEP 0.00720

-0.00559

9 HCLOSE N 37 50 29 W 0.01 10000.00000

5000.00000 1

PREC = 1 TO 99506 Area = 9221.23 sq ft 0.21169 ac

BEGIN SESSION @ Tue Mar 29 14:20:24 2005

Rangoon-sk-trt

Points 2 to 55 deleted. 2222 points in workfile.

FROM ANGLE DIST NORTH
EAST TO

=====

***** START

FROM	TO	ANGLE	DIST	NORTH
5000.00000	1			10000.00000
1 TRAV	S	11 34 35 W	19.38	9981.01423
4996.11093	2			
2 TRAV	S	12 33 00 W	1.30	9979.74529
4995.82845	3			
3 TRAV	N	63 41 00 W	178.48	10058.87117
4835.84657	4			
4 TRAV	S	72 03 38 W	39.91	10046.57843
4797.87689	5			
5 TRAV	S	27 03 07 W	189.70	9877.63264
4711.60169	6			
6 TRAV	N	62 56 53 W	20.00	9886.72860
4693.78980	7			
7 TRAV	N	27 03 07 E	237.30	10098.06669
4801.71339	8			
8 TRAV	S	63 41 00 E	221.22	9999.99280
5000.00559	9			

=====

LAT & DEP 0.00720

-0.00559

9 HCLOSE N 37 50 29 W 0.01 10000.00000

5000.00000 1

PREC = 1 TO 99506 Area = 9221.23 sq ft 0.21169 ac

EXHIBIT "A"

FN4069

SAM, Inc. Job No. 25028-06

May 2, 2006

City of Austin
(Temporary Workspace Easement)
City of Austin

DESCRIPTION OF A 0.092 ACRE (4,012 SQ. FT.) TRACT OF LAND LOCATED IN THE J.C. TANNEHILL LEAGUE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 197.59 ACRE TRACT AS DESCRIBED IN A DEED TO THE CITY OF AUSTIN AND RECORDED IN DOC. NO. 2002178092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.Tx.), SAID 0.092 ACRE (4,012 SQ. FT.) TO BE USED AS A TEMPORARY WORKSPACE EASEMENT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a SAM Inc. plastic cap found in the interior of said 197.59 acre tract same being in the proposed west right-of-way line of U.S. Highway 183 and the southeast corner of a called proposed 20 foot waterline easement, said point being the most northerly northeast corner of the tract described herein and the **POINT OF BEGINNING**, said point having Texas Coordinate System, Central Zone, NAD 83(93), (Combined Scale Factor 1.00011) grid coordinates of N=10081419.53, E=3139170.09, from which point a Texas Department of Transportation (TxDOT) Type I monument found in the existing west right-of-way line of U.S. Highway 183 and the east line of said 197.59 acre tract bears, N 12°33'00" E, a distance of 1.30 feet, also from said TxDOT Type I monument found another TxDOT Type I monument found in the existing west right-of-way line of U.S. Highway 183 and the east line of said 197.59 acre tract bears S 02°04'17" W, a distance of 303.60 feet;

THENCE through the interior of said 197.59 acre tract, the following four (4) courses and distances numbered 1-4:

- 1) S 12°33'00" W, with the proposed west right-of-way line of U.S. Highway 183, a distance of 10.30 feet to a calculated point, said point being the most southerly northeast corner of the tract described herein, from which a ½-inch iron rod with a TxDOT aluminum cap found at the intersection of the proposed west right-of-way line of U.S. Highway 183, with the south line of said 197.59 acre tract and the north line of a called 4.60 acre tract, Lot 1, Oriens Park Section Eight, recorded in Book 86, Page 193A-B of the Plat Records of Travis County, Texas (P.R.T.C.Tx.), and being described in a deed to Solo Star Realty, Inc., Tract VII, and recorded in Volume 12046, Page 1500 of the Real Property Records of Travis County, Texas (R.P.R.T.C.Tx), bears S 12°33'00" W, a distance of 217.07 feet;
- 2) N 63°41'00" W, a distance of 176.87 feet to a calculated point for an angle point,
- 3) S 72°03'38" W, a distance of 31.69 feet to a calculated point for an angle point, and
- 4) S 27°03'07" W, a distance of 185.56 feet to a calculated point in the south line of said 197.59 acre tract and the north line of Rangoon Road, an 80 foot right-of-way width, as described in Oriens Park Section Seven and recorded in Volume 86, Page 192B-D, P.R.T.C.Tx., said point being the southeast corner of the tract described herein, from which a ½-inch iron rod found at an angle point in the south line of said 197.59 acre tract and the northwest corner of said 4.60 acre tract and the northeasterly terminus of said Rangoon Road bears, S 62°56'53" E, a distance of 23.09 feet;

EXHIBIT "A"

FN4069

SAM, Inc. Job No. 25028-06

May 2, 2006

City of Austin
(Temporary Workspace Easement)
City of Austin

5) **THENCE** N 62°56'53" W, with the south line of said 197.59 acre tract and the north line of said Rangoon Road, a distance of 10.00 feet to a ½-inch iron rod with a SAM Inc. plastic cap found, being the southeast corner of said 20 foot proposed waterline easement, and being the southwest corner of the tract described herein, from which a ½-inch iron rod found with a SAM Inc plastic cap bears, N 62°56'53" W, a distance of 20.00 feet, and from which a ½-inch iron rod found at the northwest terminus of Rangoon Road bears, N 62°56'53" W, a distance of 62.50 feet;

THENCE through the interior of said 197.59 acre tract, and along the common line with said 20 foot proposed waterline easement the following three (3) courses and distances numbered 6-8:

6) N 27°03'07" E, a distance of 189.70 feet to a ½-inch iron rod found with a SAM Inc. plastic cap for an angle point,

7) N 72°03'38" E, a distance of 39.91 feet to a ½-inch iron rod found with a SAM Inc. plastic cap for an angle point, and

8) S 63°41'00" E, a distance of 178.48 feet to the **POINT OF BEGINNING** and containing 0.092 acre (4,012 sq. ft.) of land more or less

All bearings are based on the Texas Coordinate System, Central Zone, NAD 83(93).

This description is accompanied by a separate plat; see "Sketch to Accompany Field Note No. 4069", Temporary Workspace Easement, attached hereto and made a part hereof.

THE STATE OF TEXAS }

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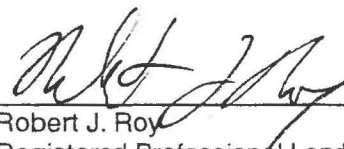
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS }

That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of May, 2006 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735


Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas

Reference:
TCAD #: 02-1824-0101
AUSTIN GRID: MN-24

FIELD NOTES REVIEWED

By JOHN MOORE Date 5-16-2006
Engineering Support Section
Department of Public Works
and Transportation

FN 4069(ge)

2 of 3



25028-06

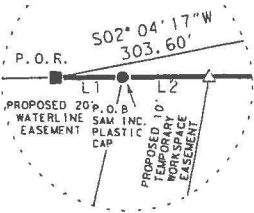
ED BLUESTEIN BLVD.
U.S. HIGHWAY 183
(VARIABLE WIDTH R.O.W.)

SEE
DETAIL "A"

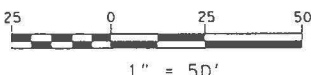
P.O.R.

502°04'17"W 303.60'
EXISTING R.O.W. LINE
PROPOSED R.O.W. LINE
S12°33'00"W 217.07'

DETAIL "A"
NOT TO SCALE



TRAVIS COUNTY, TEXAS
GRAPHIC SCALE
(1 IN FEET)



- LEGEND
- ⊗ TXDOT TYPE II MONUMENT SET
 - ⊗ TXDOT TYPE II MONUMENT FOUND
 - TYPE I CONCRETE MONUMENT FOUND
 - ⊙ 1/2" PIPE FOUND UNLESS NOTED
 - ⊙ 1/2" IRON ROD SET W/SAM
 - CAP UNLESS NOTED
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - ▲ 60 D NAIL FOUND UNLESS NOTED
 - △ CALCULATED POINT
 - ⊗ DRILL HOLE IN CONCRETE FOUND
 - PROPERTY LINE
 - CENTER LINE
 - RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - P.O.R. POINT OF REFERENCE
 - P.C. POINT OF CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.T. POINT OF TANGENCY
 - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
 - P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
 - D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS

CITY OF AUSTIN
15' SANITARY SEWER
EASEMENT
VOL. 3224, PG. 963
D.R.T.C.TX.

CITY OF AUSTIN
15' SANITARY SEWER
EASEMENT
VOL. 9344, PG. 73
D.R.T.C.TX.

10' L 15' S.S. EASE.
10' L 15' S.S. EASE.

PROPOSED 20'
WATERLINE EASEMENT

SAM INC.
PLASTIC CAP

SAM INC.
PLASTIC CAP

CITY OF AUSTIN
20' SANITARY SEWER
EASEMENT
VOL. 10845, PG. 7
R.P.R.T.C.TX.

PROPOSED 10'
TEMPORARY
WORKSPACE
EASEMENT
0.092 AC.

LINE NO.	BEARING	DISTANCE
L1	N12°33'00"E	1.30'
L2	S12°33'00"W	10.30'
L3	S62°56'53"E	23.09'
L4	N62°56'53"W	10.00'
L5	N62°56'53"W	20.00'

CITY OF AUSTIN
CALLED 197.59 ACRES
DOC. # 2002178092
O.P.R.T.C.TX.

PROPOSED 10'
TEMPORARY
WORKSPACE
EASEMENT
0.092 AC.

PROPOSED 20'
WATERLINE EASEMENT

SAM INC.
PLASTIC CAP

P.O.R.
SAM INC.
PLASTIC CAP

CITY OF AUSTIN
15' SANITARY SEWER
EASEMENT
VOL. 10728, PG. 910
R.P.R.T.C.TX.

LOT 1
ORFENS PARK SECTION EIGHT
CALLED 4.60 ACRES
BK. 86, PG. 193A AND 193B
P.R.T.C.TX.

SOLO STAR REALTY, INC.
TRACT VII
CALLED 4.598 ACRES
VOL. 12046, PG. 1500
R.P.R.T.C.TX.

RANGOON RD.
(80' R.O.W.)
ORFENS PARK
SECTION SEVEN
VOL. 86, PG. 192B-D
P.R.T.C.TX.

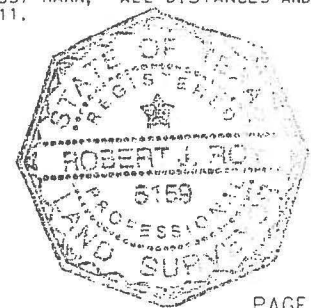
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93) HARN, ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON A SAM INC. DESIGN SURVEY OF THIS PROPERTY.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert J. Roy
ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

MAY 2, 2006
DATE



PAGE 3 OF 3
REF. FIELD NOTE NO. 4069

X:\COA2003-2005\25182\dgn\Sketch\Rangoonp1temp.dgn



3508 West Hwy 290
Building B
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

SKETCH TO ACCOMPANY
FIELD NOTE NO. 4069
TEMPORARY WORKSPACE EASEMENT
0.092 ACRE (4,012 SQ. FT.)

BEGIN SESSION @ Wed Apr 05 14:32:07 2006

rangoon-sk-trt

Points 2 to 55 deleted. 2222 points in workfile.

FROM ANGLE DIST NORTH
EAST TO

=====

***** START 10000.00000

5000.00000	1					
1 TRAV	S	12 33 00	W	10.30	9989.94610	
4997.76190	2					
2 TRAV	N	63 41 00	W	176.87	10068.35822	
4839.22314	3					
3 TRAV	S	72 03 38	W	31.69	10058.59733	
4809.07383	4					
4 TRAV	S	27 03 07	W	185.56	9893.33860	
4724.68150	5					
5 TRAV	N	62 56 53	W	10.00	9897.88659	
4715.77555	6					
6 TRAV	N	27 03 07	E	189.70	10066.83238	
4802.05075	7					
7 TRAV	N	72 03 38	E	39.91	10079.12512	
4840.02043	8					
8 TRAV	S	63 41 00	E	178.48	9999.99923	
5000.00232	9					

=====

LAT & DEP 0.00077

-0.00232

9 HCLOSE N 71 42 29 W 0.00 10000.00000

5000.00000 1

PREC = 1 TO 337152 Area = 4011.75 sq ft 0.09210 ac

BEGIN SESSION @ Wed Apr 05 16:22:01 2006

rangoon-fn-trt

Points 2 to 55 deleted. 2222 points in workfile.

FROM ANGLE DIST NORTH
EAST TO

=====

```

***** START
5000.00000 1 10000.00000
1 TRAV S 12 33 00 W 10.30 9989.94610
4997.76190 2
2 TRAV N 63 41 00 W 176.87 10068.35822
4839.22314 3
3 TRAV S 72 03 38 W 31.69 10058.59733
4809.07383 4
4 TRAV S 27 03 07 W 185.56 9893.33860
4724.68150 5
5 TRAV N 62 56 53 W 10.00 9897.88659
4715.77555 6
6 TRAV N 27 03 07 E 189.70 10066.83238
4802.05075 7
7 TRAV N 72 03 38 E 39.91 10079.12512
4840.02043 8
8 TRAV S 63 41 00 E 178.48 9999.99923
5000.00232 9
=====

```

=====

```

LAT & DEP 0.00077
-0.00232
9 HCLOSE N 71 42 29 W 0.00 10000.00000
5000.00000 1
PREC = 1 TO 337152 Area = 4011.75 sq ft 0.09210 ac

```